

# **STATEMENT OF EXPLANATIONS AND REASONS**

**SUPPORTING AN APPLICATION  
TO THE BOARD OF ZONING ADJUSTMENT  
OF THE DISTRICT OF COLUMBIA**

## **FOR SPECIAL EXCEPTION**

**PERSUANT TO DC ZONING REGULATIONS OF 2016 TITLE 11 SUBTITLE U  
CHAPTER 421.1 SPECIAL EXCEPTION AND SUBTITLE C CHAPTER 703.2  
(h)(2) – MINIMUM PARKING REQUIREMENT VARIANCE FOR NEW  
RESIDENTIAL DEVELOPMENTS IN RA1 ZONING DISTRICT**

**Address: 2917 Knox Pl SE, Washington DC 20020**

**(SQ. 5741 LOT: 0105)**

**BZA CASE NO.**

## **APPLICANT'S STATEMENT**

This project located at 2917 Knox PL SE is designed for 16-unit apartment building in Garfield Height Neighborhood. The lot is currently vacant with 13,083 SF area in RA-1 Zoning District. We require Special Exception as per Subtitle U Chapter 421.1 and minimum parking requirements as per Subtitle C Chapter 703.2 (h) (2) of 2016 Zoning Regulations to develop this residential apartment project.

## **PROJECT DESCRIPTION**

This proposed apartment building will have 4-three bedrooms and 2 baths, Living room, Kitchen on each floor and total of 16- three bedrooms and 2 baths apartments. The apartment building will have no off street parking.

## **DESCRIPTION OF THE SITE AND SURROUNDING AREA**

The property is located in Garfield Height Neighborhood of Ward 8 ANC, 8B02, which is surrounded by mixed uses Zoning. It is supported by an adequate number of educational facilities, such as Stanton Elementary School, Kramer Middle School and Anacostia high School.

## **ZONING**

The site is currently in RA1 zoning districts designed to protect quiet residential areas. The tables below show a comparison between the development standards of the RA1 zone and the proposed development. Under Subtitle F Chapter 300.2, RA-1 zone provides for areas predominantly developed with low- to moderate-density development, including detached dwellings, row houses, and low-rise apartments.

	Lot Area	Lot Width	Lot Occupancy	FAR	Min. Green Area Ratio	Rear Yard (min)	Side Yard (Min)	Building Height (Max)	Parking Spaces
Zoning Requirement	Not Defined	Not Defined	40%	0.9 & 1.20 With IZ	0.4	20 ft.	8 ft.	40 ft.	1 per 3 units in excess of 4
Provided	7,048 sf	-----	40%	1.08 with IZ	0.4	131' - 2"	9'-6" south 9'-6" North	38 ft	0

**Zoning Analysis of RA1 Zoning District**

**Variance for Subtitle U § 421, Special Exception Relief for New Residential Developments (RA-1)**

*Under 421.1, In the RA-1 zone, all new residential developments, except those comprising all one-family detached and semi-detached dwellings, shall be reviewed by the Board of Zoning Adjustment as special exceptions under Subtitle X, in accordance with the standards and requirements in this section.*

This proposed Residential Development of Sixteen-unit apartment building is in the RA-1 zone and it is subject to review under the requirements of this section.

*421.2 The Board of Zoning Adjustment shall refer the application to the relevant District of Columbia agencies for comment and recommendation as to the adequacy of the following:*

*a) Existing and planned area schools to accommodate the numbers of students that can be expected to reside in the project:*

This Development of 2 IZ units each with 4 beds and 2 baths and 14 units each with 4 beds and 2 baths is expected to bring more school aged children to the area. The building would be within the school district boundaries of

Stanton Elementary School, Kramer Middle School and Anacostia high School

*(b) Public streets, recreation, and other services to accommodate the residents that can be expected to reside in the project.*

The public streets, recreation and services in the area are adequate to support the proposed apartment house on the site. The site is accessible from Alabama Ave SE to Gainesville St SE to Knox Pl SE.

The closest recreation for residents would be Fort Stanton Recreation Center, Fort Stanton Park.

The site is well-located for public safety services. Both DC Police Department and DC Fire and EMS nearby of the site.

*421.3 The Board of Zoning Adjustment shall refer the application to the Office of Planning for comment and recommendation on the site plan, arrangement of buildings and structures, and provisions of light, air, parking, recreation, landscaping, and grading as they relate to the surrounding neighborhood, and the relationship of the proposed project to public plans and projects.*

The plans show that the building's design would be compatible with the area. Building's walls visible from the street would be brick and hardy board.

The landscape plan shows evergreen shrubs along the side of the site along driveway and ornamental grass around the building.

The enclosed trash dumpster spaces would be appropriately located on-site.

*421.4 In addition to other filing requirements, the developer shall submit to the Board of Zoning Adjustment with the application a site plan and set of typical floor plans and elevations, grading plan (existing and final), landscaping plan, and plans for all new rights-of-way and easements.*

We submitted a site plan and set of typical floor plans and elevations, grading plan (existing and final), landscaping plan.

**Subtitle X§ 901 Special Exception Review Standards**

*Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;*

The proposed apartment building would be in compliance with the general purpose and intent of the zoning regulations.

*Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps;*

The proposed apartment building will not adversely affect the neighboring properties.

**ANALYSIS FOR MINIMUM PARKING REQUIREMENTS**

The proposed construction of this new Development on the subject lot will be non-conforming because the minimum parking requirement in the RA-1 Zoning District will not be met, due to DDOT requirements.

**Subtitle C 701.5 – Parking**

Use Category	Minimum Number of Vehicle Parking Spaces
Residential, <a href="#">multiple dwelling</a> unit	1 per 3 dwelling units in excess of 4

The minimum parking required in the RA-1 zone is 1 per 3 dwelling units in excess of 4t as per subtitle 701.5.

However **Subtitle C 703.2 (h) (2)** provides Special Exception from Minimum Parking Number Requirements as follows:

(h) The property does not have access to an open alley, resulting in the only means by which motor vehicle could access the lot is from an improved public street and

(2) Any driveway that could access an improved public street from the property would violate any regulation of this chapter, of the parking provisions of any other subtitle in the Zoning Regulations, or of Chapters 6 or 11 of Title 24 DCMR.

Our subject property does not have access to an open alley. Currently there is an existing curb cut from improved street of Knox Pl to 2913 Knox Pl SE (Lot 0862) which is located along right hand side property line of our lot at 2917 Knox Pl SE. The proposed curb cut for subject property would not have any distance between the edge line of an intersection and the edge line of an adjacent driveway. However, **DDOT 31.5.5** states Minimum Setbacks for Driveways as follows:

The minimum acceptable distance between the edge line of an intersection and the edge line of an adjacent driveway or alley is 60 feet as measured along the roadway curb between the near edge lines of the driveway or alley.

Based on this regulation, DDOT will not grant a permit for a curb cut on this lot, due to its proximity to the intersection.

Therefore, we will need BZA special exception for parking space requirements.

Special Exception from Minimum Parking will not cause substantial detriment to the public good and will not impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map, nor limit the light and air to adjacent properties or to other dwellings in the neighborhood.

## **CONCLUSION**

The proposed apartment building will contribute to the continued improvement of Garfield Height Neighborhood area by developing one of the vacant infill lots. The improvement of this infill lot would be for the public good, as it would remove a vacant property and prevent the use of the property negative purposes. Special Exception from BZA for new residential Development of this 16 unit apartment building will not have a negative impact on the zoning regulations and would allow the property to be

developed with apartment building that will be consistent with the development pattern in the area.

Respectfully submitted,

M. Sikder  
District properties.com Inc  
240-606-5305